

J. B. Stringfellow
P.O. Box 6
Riverside, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APPROVED AS TO FORM

CITY ATTORNEY

APPROVED AS TO CONTENTS

IN THIS SPACE

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CITY OF RIVERSIDE

a municipal

corporation organized under the laws of the state of California

hereby GRANTS to J. B. STRINGFELLOW, a married man

the following described real property in the
county of Riverside

state of California:

That portion of the south half of Section 36, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

Commencing at the intersection of the center line of St. Lawrence Avenue (now known as Benedict Avenue) with the center line of Elsinore Road (now known as Glenhaven Avenue) as shown on map of Church Subdivision on file in Book 6, page 55 of Maps, Records of Riverside County, California; thence North $12^{\circ} 26'$ East along the center line of said Glenhaven Avenue, 31.71 feet; thence at a right angle, North $77^{\circ} 34'$ West, 33.00 feet to the TRUE point of beginning of the parcel to be described;

Thence North $12^{\circ} 26'$ East 339.50 feet to a tangent curve concave easterly with a radius of 833.00 feet; thence northerly along said curve, through an angle of $11^{\circ} 06'$ an arc length of 161.38 feet; thence North $23^{\circ} 32'$ East 72.95 feet to a tangent curve concave westerly with a radius of 1,017.90 feet; thence northerly along said curve, through an angle of $5^{\circ} 00'$ an arc length of 88.83 feet; thence North $18^{\circ} 32'$ East 148.73 feet to the most southerly corner of Lot 11 as shown on map of Glenhaven Knolls Unit No. 1 on file in Book 40, page 5 of Maps, Records of said Riverside County; thence North $48^{\circ} 40' 22''$ West (formerly recorded South $48^{\circ} 46'$ East) along the southeasterly line of Lot 11 of said Glenhaven Knolls Unit No. 1, a distance of 463.88 feet; thence South $49^{\circ} 46'$ West (formerly recorded North $49^{\circ} 52'$ East) a distance of 399.67 feet; thence South $39^{\circ} 05' 30''$ West (formerly recorded North $39^{\circ} 15'$ East) a distance of 200.00 feet; thence South $28^{\circ} 39'$ West (formerly recorded North $28^{\circ} 45'$ East) a distance of 260.00 feet; thence South $19^{\circ} 30' 20''$ West (formerly recorded North $15^{\circ} 38'$ East) a distance of 367.42 feet to intersect the northeasterly line of Alessandro Boulevard, said northeasterly line being along a curve concave northeasterly with a radius of 550.00 feet, the center of said curve bears North $41^{\circ} 14' 28''$ East from said intersection;

Thence southeasterly along said curve through an angle of $35^{\circ} 00'$ an arc length of 335.98 feet; thence South $83^{\circ} 45' 32''$ East a distance of 35.67 feet to a tangent curve concave southerly with a radius of 650.00 feet; thence easterly along said curve through an angle of $15^{\circ} 46' 43''$ an arc length of 179.00 feet to a point of compound curvature with a curve concave southwesterly with a radius of 1,010.00 feet; thence southwesterly along said 1,010.00 foot radius curve through an angle of $8^{\circ} 39' 53''$ an arc length of 152.74 feet to a point of reverse curvature with a curve concave northerly with a radius of 22.00 feet; thence easterly along said 22.00 foot radius curve, through an angle of $81^{\circ} 31' 43''$ an arc length of 31.31 feet; thence North $39^{\circ} 09' 21''$ East and tangent to said 22.00 foot radius curve 75.09 feet to a tentative curve concave northwesterly with a radius of 237.00 feet; thence northerly along said 237.00 foot radius curve, through an angle of $26^{\circ} 43' 21''$ an arc length of 110.53 feet to the end of said curve and the TRUE point of beginning.

Reserving therefrom easements and rights-of-way as provided by Sections 8330 and 8331 of the Streets and Highway Code over that portion of vacated Benedict Avenue lying within the above described parcel.

Containing an area of approximately 17.170 acres.